



## Brixton Investment Opportunity - Tequila Mockingbird

64-68 Atlantic Road, London, SW9 8PY

Tenure - **Long Leasehold Investment**  
(Potential to acquire freehold)

Guide Price - **£1,000,000 (6.62% NIY)**

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## Summary

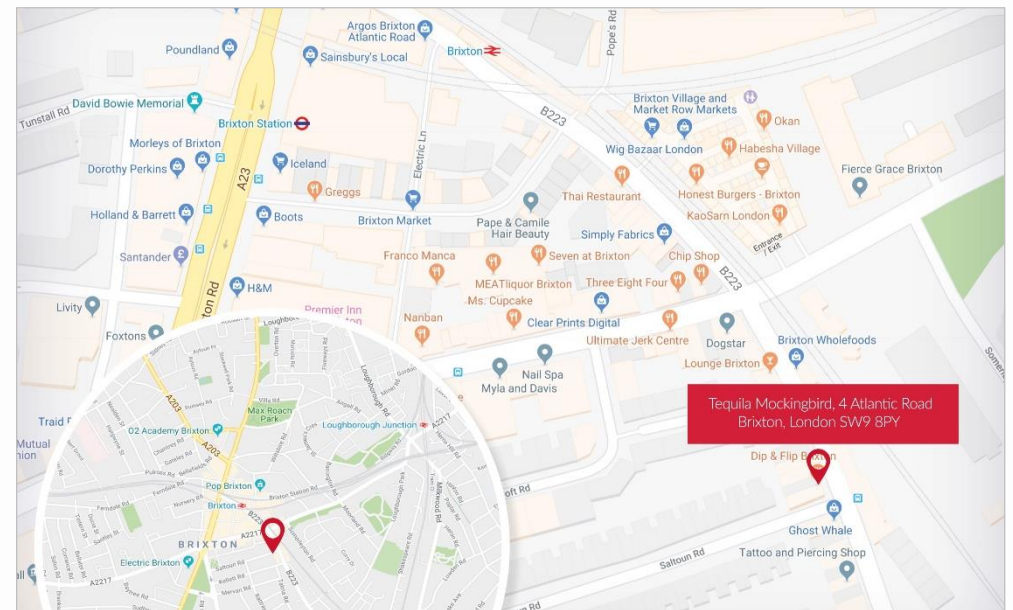
- Currently let to multi-site operator
- GIA - 2,628 sq ft
- Passing rent of £70,000 per annum
- Protected 15 year lease from 2016 - 2031
- Triple fronted premises on Atlantic Road
- 2am Licence on Friday and Saturday night
- Potential to acquire the freehold

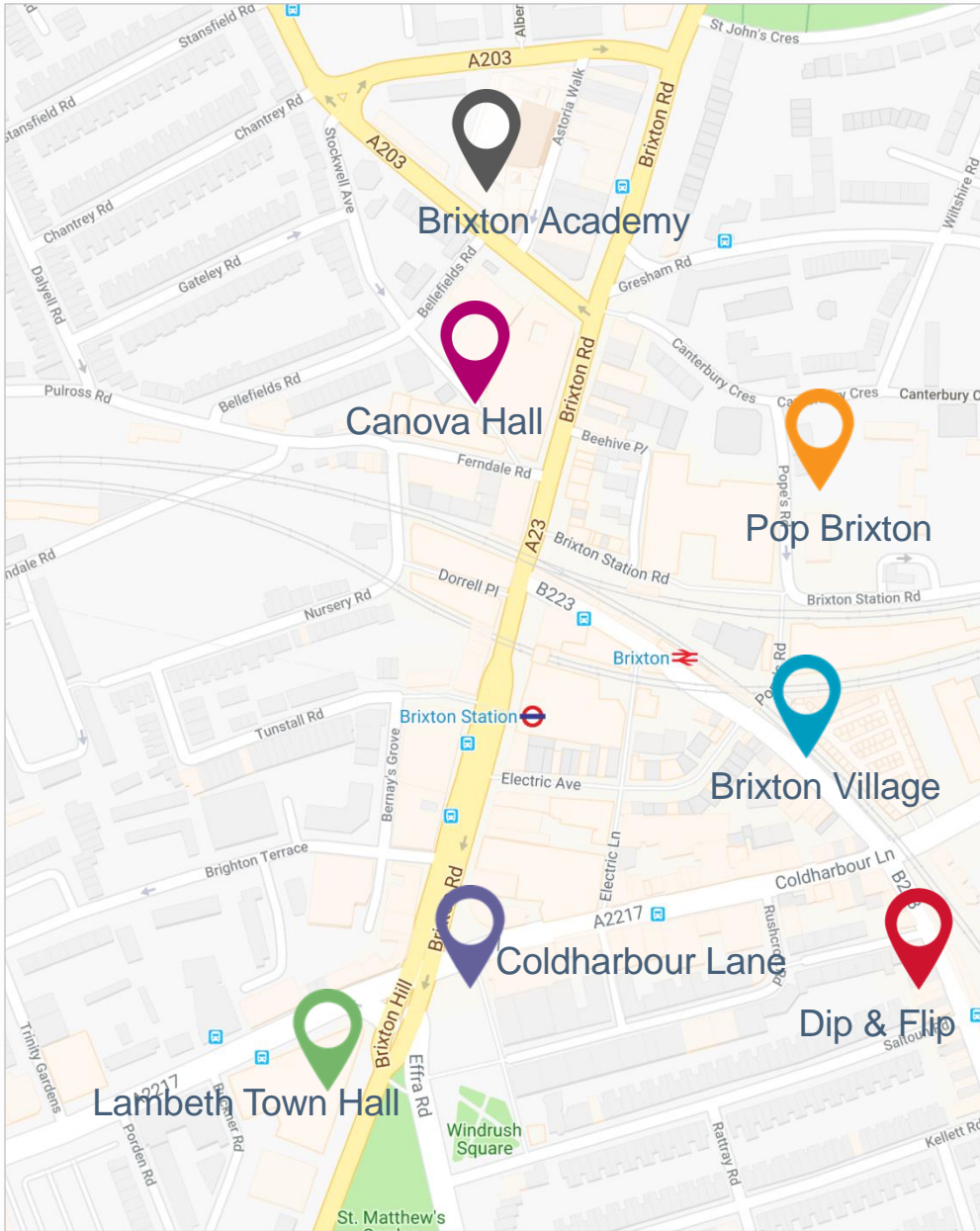
## Location

Brixton is located in South West London, in close proximity to Clapham, Battersea and Peckham. The area is renowned for its multicultural demographic, lively atmosphere and casual dining eateries.

The property is located on Atlantic Road in the centre of Brixton. The street is an historic and important part of the town for many shops, market traders and businesses that serve the local and wider community.

Notable venues in close proximity include Electric Brixton (0.3 miles), O2 Academy (0.4 miles) and Brixton Village (400 ft), Pop, Brixton (0.2 miles) ( Brixton Underground is located 0.3 miles





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Pop Brixton



Brixton Village



Brixton Academy



Canova Hall

## The Opportunity

The opportunity consists of the long leasehold interest which holds an unexpired term of 107 years at peppercorn rent. The premises is currently sublet to London Cocktail Bar Ltd (t/a Tequila Mockingbird) on the following main terms:

- 15 years from 2016
- Within provisions of The Landlord and Tenant Act 1954 Part II.
- Passing rent of £70,000 per annum.
- Rent Reviews to take place every 5 years and shall be the higher of Market Rent or RPI, capped and collared at 2% and 4%. Internal Repairing Insuring lease.

## Floor Areas

**Ground floor -1,322 sq ft** - which includes:

Main trading area (1,122 sq ft)

Kitchen

Disabled WC

Other floors

**Lower ground floor: - 1,368 sq ft** - which includes:

Ladies and gents WC

Cellar including storage and cold store

## Description

A recently refurbished bar and restaurant with a prominent corner position.



## Tenure

Long Leasehold Investment.

We have been advised that the freehold is also available for sale.

## Business Rates

The property is in an area administered by Lambeth Council The 2017 Rateable Value has been assessed at £36,250.

## Licensing

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday to Thursday 7:00am – 12:00am (midnight)

Friday 7:00am – 2:00am

Saturday 9:00am – 2:00am

Sunday 9:00am – 10:30pm

## Services

The property benefits from all mains services.

## EPC

The property has an EPC rating of C.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



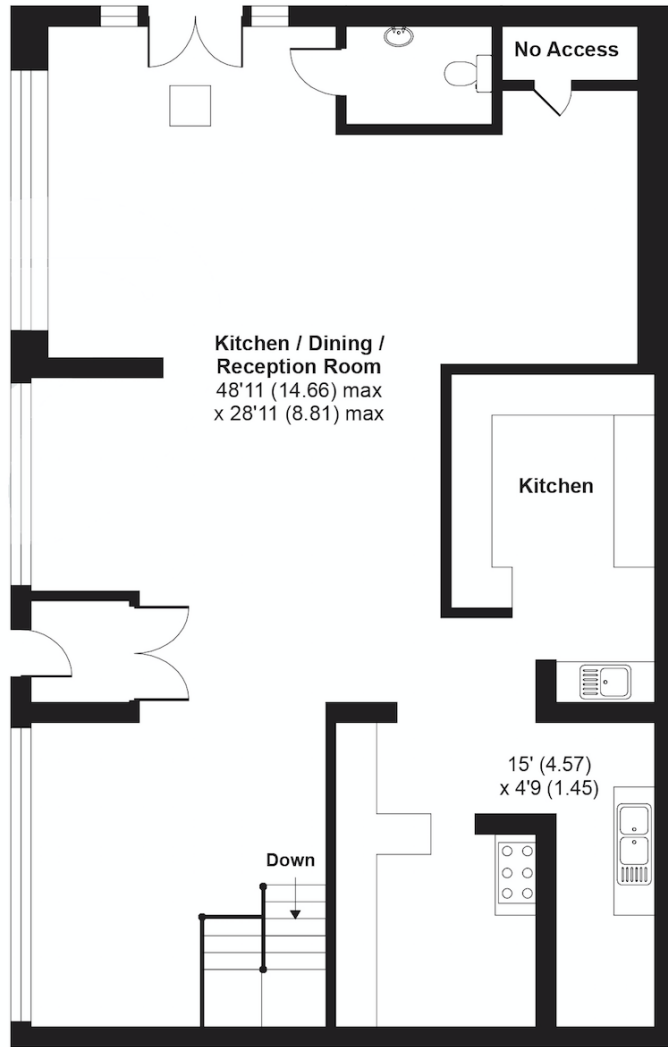
## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

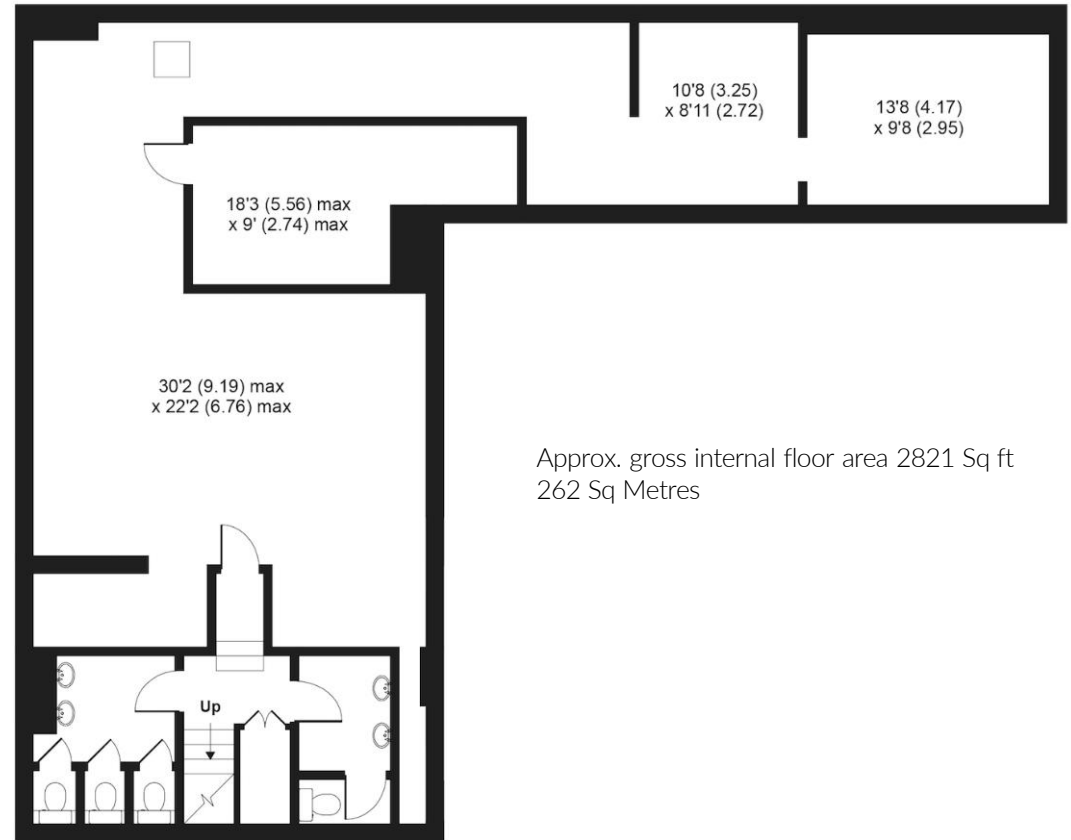
## Valuations & Rent Reviews

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

## Floor Plans



GROUND FLOOR 1483 SQFT



LOWER GROUND FLOOR 1338 SQFT

Approx. gross internal floor area 2821 Sq ft  
262 Sq Metres

For further information please log onto [fleurets.com](http://fleurets.com) or give Richard a call.



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